



Notice of Preparation and Scoping Meeting for the General Plan Land Use Element Amendment City of Newport Beach

TO: Reviewing Agencies and Other Interested Parties

FROM: Gregg Ramirez, Senior Planner

SUBJECT: General Plan Land Use Element Amendment (PA2013-098)

NOTICE OF PREPARATION REVIEW PERIOD: October 22, 2013, to November 21, 2013

SCOPING MEETING: November 5, 2013, 6:00 P.M.

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Newport Beach (City) is the Lead Agency responsible for preparation of a Supplemental Environmental Impact Report (EIR) addressing potential impacts associated with the proposed amendment to the 2006 General Plan Land Use Element. The EIR will be a Supplement to the 2006 General Plan EIR in accordance with CEQA Guidelines Section 15163.

The purpose of this notice is (1) to serve as a Notice of Preparation of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice respond in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should, at a minimum, identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project, and any related issues raised by interested parties other than potential responsible or trustee agencies, including interested or affected members of the public.

Project Location. The City of Newport Beach is located on the western boundary of Orange County and bordered by Huntington Beach to the northwest, Costa Mesa to the north, Irvine to the northeast, and unincorporated areas of Orange County to the southeast. State Route 73 and Highway 1 traverse the City, and Interstate 405 and State Route 55 provide regional access to Newport Beach. The City's sphere of influence includes Banning Ranch, a large open space area abutting the northwest boundary of the City.

Project Description. The project is an amendment to the City of Newport Beach General Plan Land Use Element. The amendment is intended to shape future development within the City and involves the alteration, intensification, and redistribution of land uses in certain subareas of the City, including major areas such as Newport Center/Fashion Island, Newport Coast, and the Airport area near John Wayne Airport. The proposed land use map designation changes include increases and/or reductions in development capacity in these subareas. The Amendment will also include Land Use Element Policy revisions related to land use changes, in support of recent Neighborhood Revitalization efforts, and, as appropriate, updates/refinements to policies. Subsequent amendments the Newport Beach Coastal Land Use Plan (LUP), the Newport Coast Local Coastal Program (LCP), and Zoning Code and Map will be necessary to reflect the amendment to the General Plan.

Environmental Analysis. Potentially significant adverse environmental impacts associated with the proposed project include Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation/Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will also describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Unless new information identifying it as a potential impact is presented during the scoping process, the following

topics will not be discussed further in the EIR: Agriculture Resources, Biological Resources, Geology and Soils, Hydrology and Water Quality, Mineral Resources, and Recreation.

Responding to this Notice. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. The Notice of Preparation and accompanying Initial Study are available for a 30-day public review period beginning October 22, 2013, and ending November 21, 2013.

Copies of the document are available for review at the City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660. The document can also be accessed online at: <http://www.newportbeachca.gov/ceqadocuments>. Additionally, copies of the document are available for review at the following City public libraries:

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Corona del Mar Branch
420 Marigold Ave.
Corona Del Mar, CA 92625

All comments and responses to this notice should be submitted in writing to:

Gregg Ramirez, Senior Planner
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660
949-644-3219

The City will also accept responses to this notice submitted via email received through the close of business on November 21, 2013. Email responses to this notice may be sent to gramirez@newportbeachca.gov. For additional information, please contact Gregg Ramirez at (949) 644-3219 or at the aforementioned email.

Scoping Meeting. The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on November 5, 2013, at 6:00 P.M. at the Friends Meeting Room, Newport Beach Public Library 1000 Avocado Avenue, Newport Beach, California 92660.